COMM NE COR OF LOT 1 BLOCK 1 OF
ESTATES S/D, W 200 FT TO NE COR
S/D & POB, CONT W 400 FT TO NW C

PRESNELL EDWARD MARTIN
371 SW FEDORA WAY
LAKE CITY, FL 32025

2026

20-4S-17-08589-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

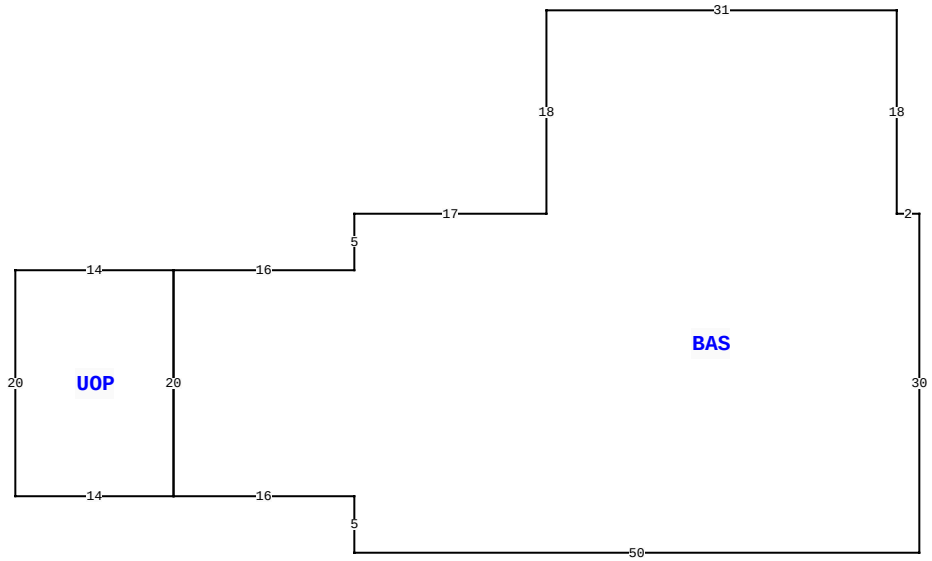
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100		2,378	183,042
UOP	280	20		56	4,311
TOTALS	2,658			2,434	187,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	105.7320	118.42	288,234	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2378 HX Base Yr



1204 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	187,352
TOTAL MARKET OB/XF VALUE	11,252
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	223,804
SOH/AGL Deduction	0
ASSESSED VALUE	223,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,804
TOTAL JUST VALUE	223,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15169	M H	125	03/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1633	10/03/2022	PR	U	I	19	0

GRANTOR: LYNCH WOODROW PATRICK

GRANTEE: PRESNELL EDWARD MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S18 W17 S5 W16 UOP= W14 S20 E14 N20$ S20 E16S5 E50 N30 W2 N18$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	30	1975	1975	3	30	10,752	
2	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,252

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	0.85	AC		1.00	1.00	1.00	15,000.00	15,000.00	12,750							
2	0700	C	MISC RES	0		00	0.00	0.00	0.83	AC		1.00	1.00	1.00	15,000.00	15,000.00	12,450							

REVIEW DATE 05/16/2017 BY BC Total Acres: 1.68 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/07/2025 BY SYS